

# Land Use Code Simplification Project



Planning & Development Services Department

November 16, 2010

# Scope of Services

- Follow diagnostic report recommendations – consolidate procedures, reduce page flipping, clarify vagueness, emphasize simplicity;
- Reduce need for cross-referencing and redundancy;
- Use a simplified numbering system;
- Replace the development designator system with simpler dimensions by zone;
- Provide new language necessary for the transition from LUC to UDC;
- Acknowledge that other items may require revision during the project.



# Unified Development Code Organization

- Article I: General Provisions** (Scope/applicability, severability, relationship to other ordinances, etc.)
- Article II: Review Authorities** (Who makes decisions, scope of powers of decision-making bodies with summary table)
- Article III: Review Procedures** (Procedures for each review or permit type, e.g., rezonings and variances, with summary tables and flow charts)
- Article IV: Zone Districts** (Listing of all zoning districts, permitted uses, and special district regulations)
- Article V: Use Regulations** (Standards for special exception uses, temporary uses, accessory uses, etc.)
- Article VI: Dimensional Standards and Measurements** (Height, setback, and similar dimensions; rules for measurements)
- Article VII: Development Standards** (Standards such as parking, loading, landscaping, native plant preservation)
- Article VIII: Subdivision Standards** (Standards for subdivisions,)
- Article IX: Nonconformities** (Provisions for nonconforming uses, structures, and lots)
- Article X: Enforcement and Penalties** (Zoning enforcement standards and procedures)
- Article XI: Definitions and Rules of Construction**



# New Development Review Documents

- **Unified Development Code**
- **Administrative Manual**
  - Submittal requirements
  - Fees
  - Miscellaneous Lists
- **Technical Manual**
  - Engineering standards
  - Other non-zoning development standards
  - Historic Preservation Zone design standards
  - Miscellaneous zoning design standards.



# Articles Ready for Final Draft

- Article 1 General Provisions
- Article 2 Review Authorities
- Article 9 Nonconformities
- Article 10 Enforcement and Penalties



# Articles Being Reviewed by Staff

- Article 3 Procedures
- Article 6 Dimensions and Measurements
- Article 8 Subdivisions



# Articles Being Reviewed by Consultant

- Article 4 Zone Districts
- Article 5 Use Regulations
- Article 7 Development Standards
- Article 11 Definitions



# Timeline

- **December 2010** - All the articles delivered to Staff.
- **January 2011** – Staff returns articles with comments to the consultant.
- **March 2011** – Consultant returns preliminary final draft.
- **June 2011** – Consultant returns final draft.
- **July-September 2011** – Staff meets with LUC Committee and Planning Commission.
- **October – December 2011** - Commission Hearings.
- **February- March 2012** - Mayor and Council Hearing.





# Sustainable Land Use Code Project

- Energy Efficiency Conservation Block Grant
- Phase 1 - Prepare an inventory of the City's current sustainable policies.
- Phase 2 - Prepare a diagnostic report on the LUC's standards analyzing barriers and opportunities in aligning standards with sustainable principles.
- Phase 3 – Revise the Land Use Code to include standards promoting sustainable principles and energy efficiency.

